

## **RESERVE MAP ALTERNATIVE 2**

### **Intent and Purpose**

Alternative 2 was proposed by staff and reflects a reserve design that incorporates a higher level of vernal pool resource preservation compared to the preservation achieved in Alternative 1. Alternative 2 accommodates the expansion of Lincoln to the existing City Limits, Sphere of Influence and portions of their General Plan update boundary, buildout of the western portions of Roseville's Sphere of Influence, and growth in a smaller portion of Lincoln's proposed Planning Area when compared to Alternative 1. In addition, all of the major development projects proposed in the unincorporated portions of western Placer County are accommodated for growth, including Placer Ranch, Regional University, Placer Vineyards, and the Brookfield area. This alternative also accommodates buildout of the Sunset Industrial Area.

Similar to Alternative 1, this alternative proposes urban development in the eastern half of the proposed Curry Creek Community Plan area while incorporating the western portion of the plan area into the PCCP reserve system. Portions of the proposed Lincoln Planning Area, west of Dowd Road, are incorporated into the Alternative 2 reserve system, thereby providing this alternative with a higher level of vernal pool resource preservation than identified in Alternative 1.

### **Basic Facts**

- Approximately 84,000 acres available for incorporation into the PCCP reserve system.
- Preserves 65 percent of the existing vernal pool resources in the phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

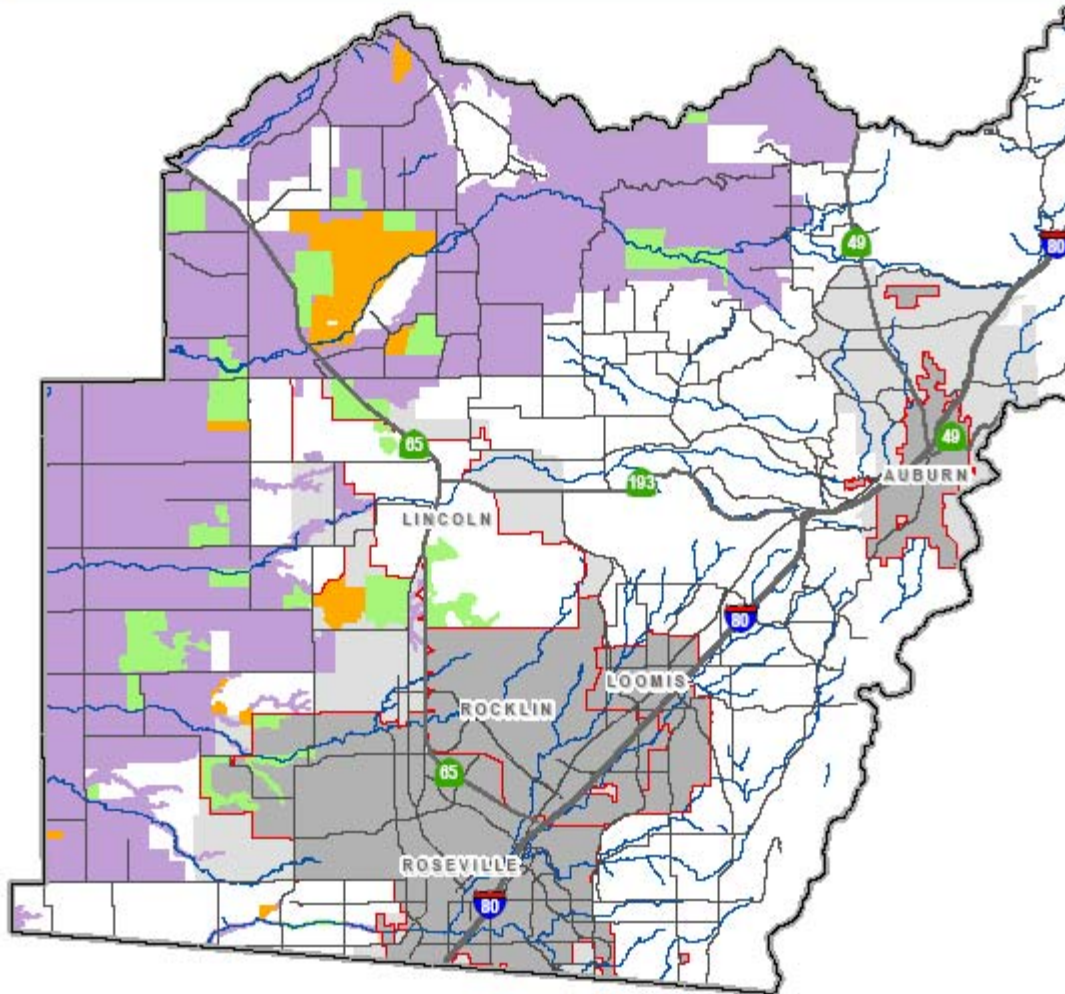
### **Ability to Obtain Comprehensive PCCP Permits**

The resource agencies have indicated that the reserve system identified in Alternative 2 is a sufficient reserve design and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the federal Clean Water Act; thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

### **Local Land Use and Economic Objectives**

This alternative achieves the land use objectives of the County in that all major west county projects currently under application are accommodated, and the Sunset Industrial Area is available for future industrial growth opportunities. However, this alternative does not meet all of the City of Lincoln's stated land use objectives, as portions of the City's proposed planning area are designated for the PCCP reserve.

## ALTERNATIVE 2



### LEGEND

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| <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> EXISTING                  | <span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> INTERSTATE       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> POTENTIAL                | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> HIGHWAYS         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> RESERVE ACQUISITION AREA | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> LANDMARK STREETS |
| <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> COUNTY BOUNDARY                                    | <span style="display: inline-block; width: 20px; border-bottom: 1px solid blue;"></span> PERENNIAL         |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> CITY LIMITS  |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> NON-PARTICIPATING CITIES   |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> SPHERE OF INFLUENCE   |  |



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### SOURCE DATA:

Placer County, December 2008

### DOCUMENT LOCATION:

S:\CDR\PROJECTS\CDR\WORK\CDR\ALTERNATIVE\_11\_2011\_08103.mxd

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### DOCUMENT CREATION:

Placer County Community Development & Resource Agency  
GIS&S Division  
(916) 866-3900

DATE PRINTED: December 4, 2009

## **RESERVE MAP ALTERNATIVE 3**

### **Intent and Purpose**

Alternative 3 was prepared by staff to provide a compromise between Alternatives 1 and 2. This alternative accommodates all of the urban growth areas in Alternative 2. In addition, Alternative 3 identifies land located within a one-half mile west of Dowd Road and land located directly north and south of East Catlett Street for urban growth. This alternative provides for full buildout of the City of Lincoln's existing General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the Sunset Industrial Area Plan. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are also identified for full buildout in this alternative. The City of Lincoln's proposed Sphere of Influence is partially accommodated. The eastern half of the proposed Curry Creek Community Plan area is identified for urban expansion, and the western half of the community plan area is incorporated into the PCCP reserve system. This alternative represents the first attempt at a compromise after the City of Lincoln expressed concerns over Alternative 2.

### **Basic Facts**

- Approximately 80,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 58 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

### **Ability to Obtain Comprehensive PCCP Permits**

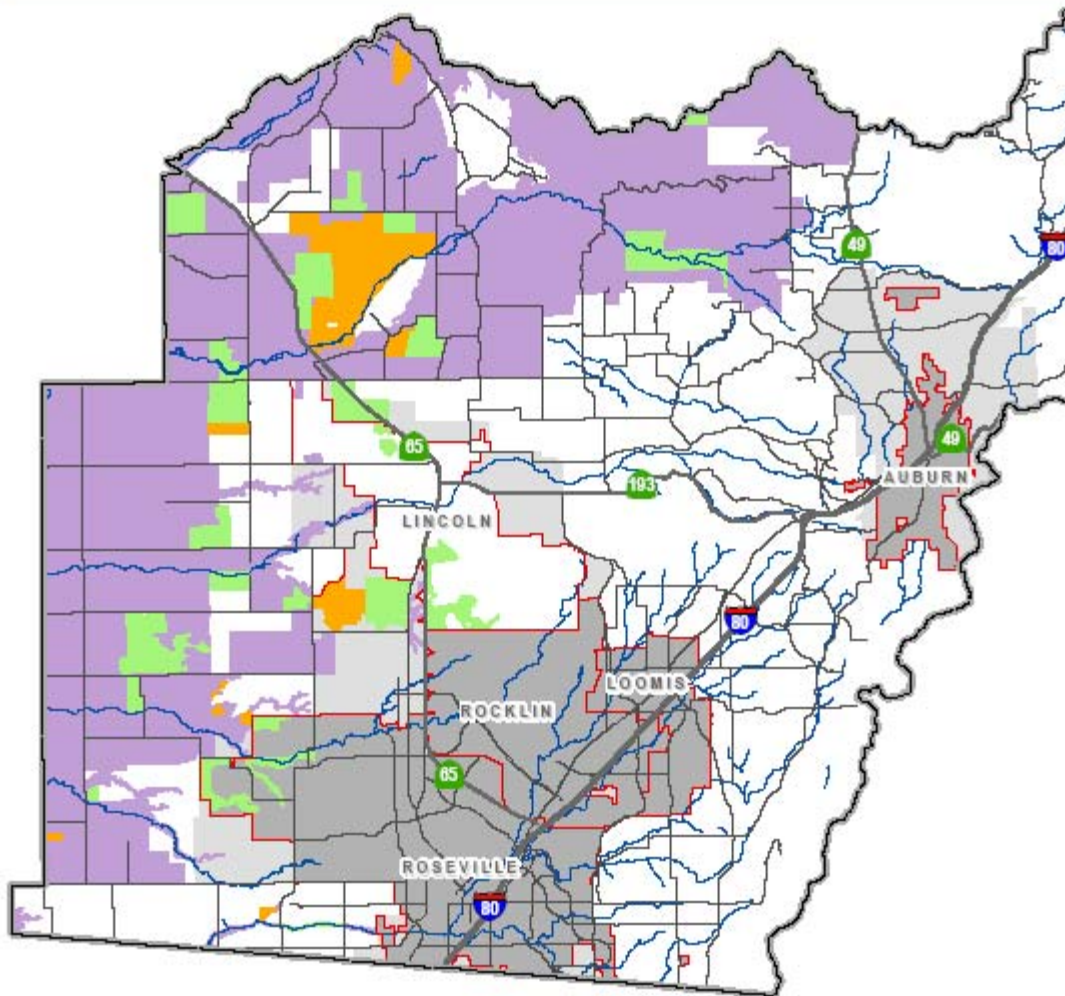
The resource agencies have indicated that the reserve system identified in Alternative 3 proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative.

The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

### **Local Land Use and Economic Objectives**

This alternative accommodates all of the currently proposed Specific Plans in West Placer County, as well as portions of the Curry Creek Community Plan area and the complete boundary of the Sunset Industrial Area. However, this reserve design does not meet the City of Lincoln's stated land use objectives, as portions of its proposed Planning Area is reduced to accommodate potential PCCP reserve areas.

## ALTERNATIVE 3



### LEGEND

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| <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> EXISTING                  | <span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> INTERSTATE      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> POTENTIAL                | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> HIGHWAYS        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> RESERVE ACQUISITION AREA | <span style="display: inline-block; width: 20px; border-bottom: 1px solid blue;"></span> LANDMARK STREETS |
| <span style="display: inline-block; width: 20px; border: 2px solid black;"></span> COUNTY BOUNDARY  | <span style="display: inline-block; width: 20px; border-bottom: 1px solid blue;"></span> PERENNIAL        |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> CITY LIMITS  |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> NON-PARTICIPATING CITIES   |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> SPHERE OF INFLUENCE   |   |



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GIS&G Division  
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DATE PRINTED: December 4, 2009

## **RESERVE MAP ALTERNATIVE 3A**

### **Intent and Purpose**

Alternative 3A was prepared by staff to provide another compromise between Alternatives 1 and 2. This alternative accommodates all of the urban growth areas in Alternative 2. Alternative 3A also identifies land located within a one-half mile area west of Dowd Road and a pocket of land to the north and south of East Catlett Street for urban growth by the City of Lincoln through a modified expansion of the Sphere of Influence. This expansion is smaller than that which is proposed in the City's current General Plan update. This alternative provides for full buildout of the existing City of Lincoln General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the existing Sunset Industrial Area. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are also identified for growth in this alternative. The eastern half of the proposed Curry Creek Community Plan area is identified for urban expansion, and the western half of the plan area is incorporated into the PCCP reserve system.

### **Basic Facts**

- Approximately 79,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 52 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

### **Ability to Obtain Comprehensive PCCP Permits**

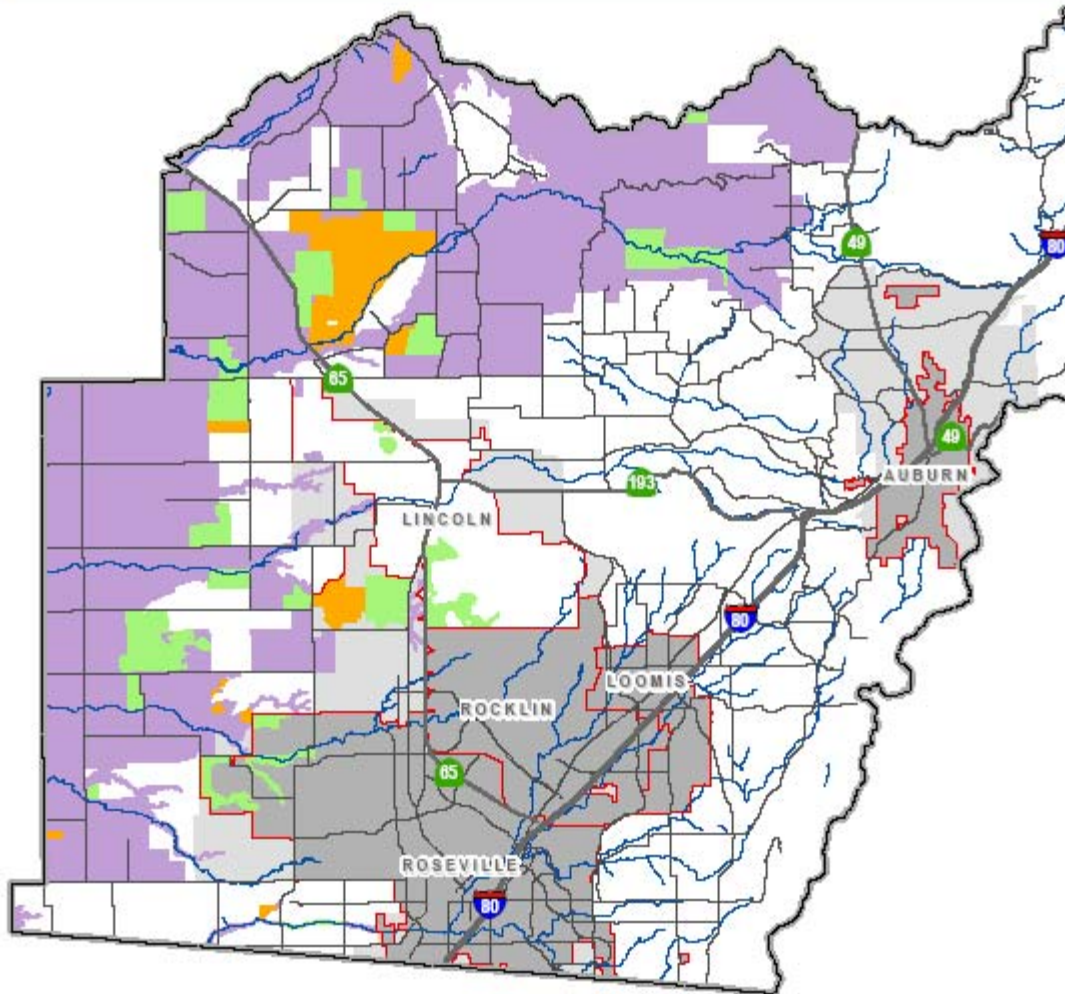
The resource agencies have not reviewed this alternative. However, staff believes that the reserve system identified in Alternative 3A proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process would not likely be obtained with this alternative. The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

### **Local Land Use and Economic Objectives**

This alternative accommodates all of the currently proposed Specific Plans in West Placer as well as portions of the Curry Creek Community Plan area and the complete boundary of the Sunset Industrial Area. This alternative does not provide all of the growth opportunities desired by the City of Lincoln. Several parcels currently preserved in open space (i.e., parcels already acquired for wetland/vernal pool mitigation) are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.



## ALTERNATIVE 3A



### LEGEND

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| <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> EXISTING                  | <span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> INTERSTATE      |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> POTENTIAL                | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> HIGHWAYS        |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> RESERVE ACQUISITION AREA | <span style="display: inline-block; width: 20px; border-bottom: 1px solid blue;"></span> LANDMARK STREETS |
| <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> COUNTY BOUNDARY                                    | <span style="display: inline-block; width: 20px; border-bottom: 1px solid blue;"></span> PERENNIAL        |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> CITY LIMITS  |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> NON-PARTICIPATING CITIES   |   |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> SPHERE OF INFLUENCE   |   |



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## **RESERVE MAP ALTERNATIVE 3B**

### **Intent and Purpose**

Alternative 3B was prepared by staff to provide one additional compromise between Alternatives 1 and 2. Similar to Alternative 3, this alternative accommodates all of the urban growth areas in Alternative 2. In the northwest corner of the proposed Lincoln Planning Area, this alternative identifies land located within a one half mile area west of Dowd Road for urban growth and incorporates land essentially south of Markham Ravine and north of Auburn Ravine into the reserve system. Alternately, land identified north of Wise Road, east of the existing Highway 65 is proposed for urban growth. A pocket of land located north and south of East Catlett Street is also identified for future urban uses. This alternative provides for full buildout of the existing City of Lincoln General Plan, development of the Placer Vineyards Specific Plan area, and buildout of the existing Sunset Industrial Area. Placer Ranch, Regional University, Brookfield, and the City of Roseville's western Sphere of Influence boundary are included in this alternative. The eastern half of the proposed Curry Creek Community Plan area is identified for urban growth and the western half of the community plan area is incorporated into the PCCP reserve system.

### **Basic Facts**

- Approximately 81,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 60 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.

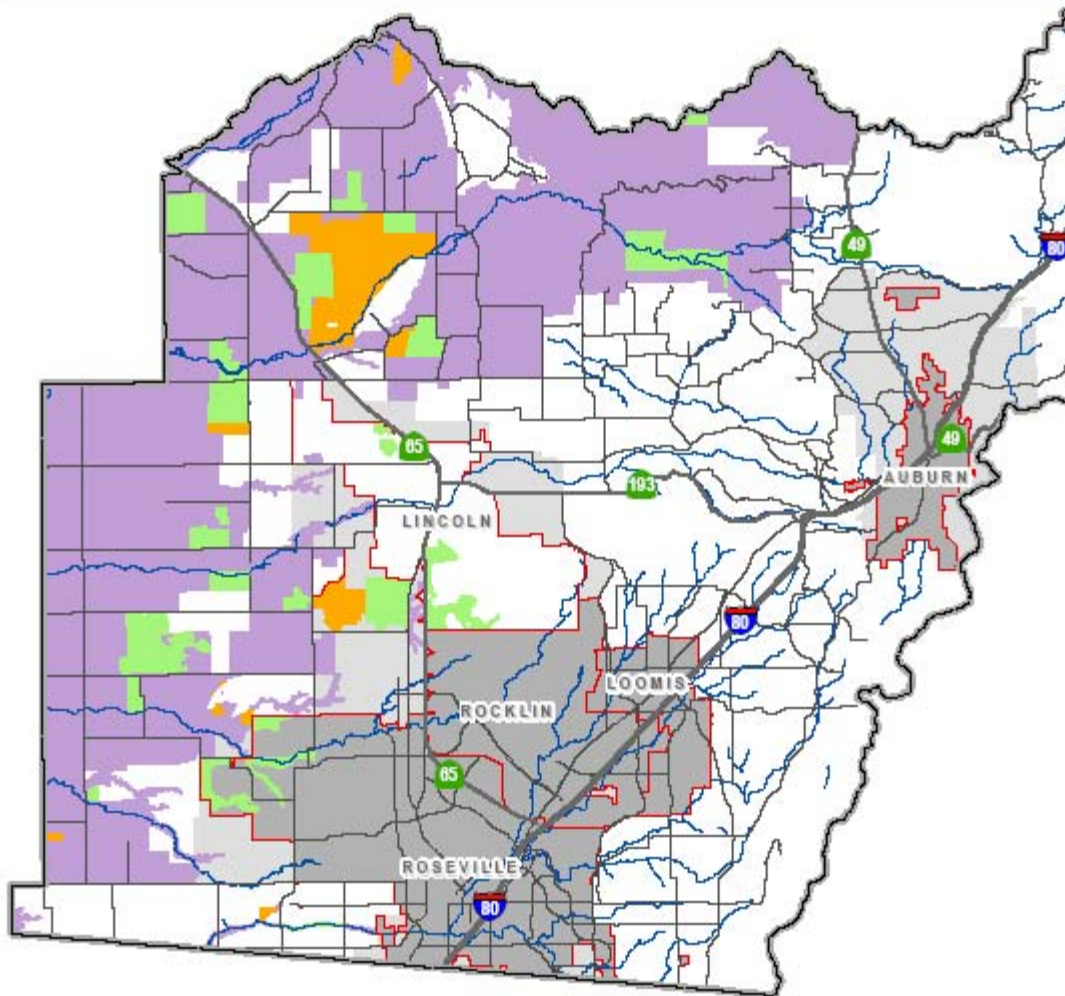
### **Ability to Obtain Comprehensive PCCP Permits**

The resource agencies have not reviewed this alternative. However, staff believes that the reserve system identified in Alternative 3B proposes too much urban edge along the reserve system boundary and does not preserve sufficient wetlands, including vernal pools, to achieve a "Least Environmentally Damaging Practicable Alternative" (LEDPA) determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative. The County may be able to obtain HCP and possibly NCCP permits with this alternative. However, for the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

### **Local Land Use and Economic Objectives**

This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, portions of the Curry Creek Community Plan area, and the complete Sunset Industrial Area. However, this alternative does not meet the land use objectives of the City of Lincoln and, as such, the City is not in favor of this reserve design. In addition, several parcels currently preserved in open space (i.e., parcels already acquired for wetland/vernal pool mitigation) are proposed in this alternative for conversion into an urban use. While such a conversion is theoretically possible, it is likely an unrealistic assumption to make for the purposes of this analysis.

## ALTERNATIVE 3B



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| <span style="display: inline-block; width: 15px; height: 10px; background-color: #90EE90; border: 1px solid black;"></span> EXISTING                 | <span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> INTERSTATE       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA500; border: 1px solid black;"></span> POTENTIAL                | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> HIGHWAYS         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #800080; border: 1px solid black;"></span> RESERVE ACQUISITION AREA | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> LANDMARK STREETS |
| <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> COUNTY BOUNDARY                                     | <span style="display: inline-block; width: 20px; border-bottom: 1px solid blue;"></span> PERENNIAL         |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> CITY LIMITS   |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #808080; border: 1px solid black;"></span> NON-PARTICIPATING CITIES |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: #D3D3D3; border: 1px solid black;"></span> SPHERE OF INFLUENCE      |  |



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## **RESERVE MAP ALTERNATIVE 4**

### **Intent and Purpose**

Members of the environmental stakeholder subcommittee prepared Alternative 4. This subcommittee included representatives from the Institute of Ecological Health, the Sierra Club, the Sierra Foothills Audubon Society, the Butte Environmental Council, the Defenders of Wildlife and the California Native Plant Society. The majority of growth is proposed in the southern portions of the PCCP planning area, with land conservation achieved in the northwestern portions of western Placer County. Alternative 4 concentrates urban growth in the Curry Creek Community Plan area, Regional University, Placer Vineyards, and portions of land located south of Curry Creek, west of Brewer Road, to the Placer/Sutter County boundary. This alternative proposes land conservation for a significant portion of the Sunset Industrial Area, the western half of Placer Ranch, the Brookfield project, the Lincoln Planning Area, and within portions of Lincoln's current City Limits. The majority of urban growth in Lincoln is achieved through infill within the existing City Limits, as well as growth in Lincoln's current Sphere of Influence boundary.

### **Basic Facts**

- Approximately 82,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 60 percent of the existing vernal pool resources in the Phase 1 area
- The City of Lincoln, a participating agency in the PCCP, has stated that this alternative does not meet its growth objectives as described in the City's draft General Plan update.
- The County has significant concerns with this alternative because of a significant reduction in the non-residential holding capacity of the Sunset Industrial Area and loss of the California State University site in the Placer Ranch project.

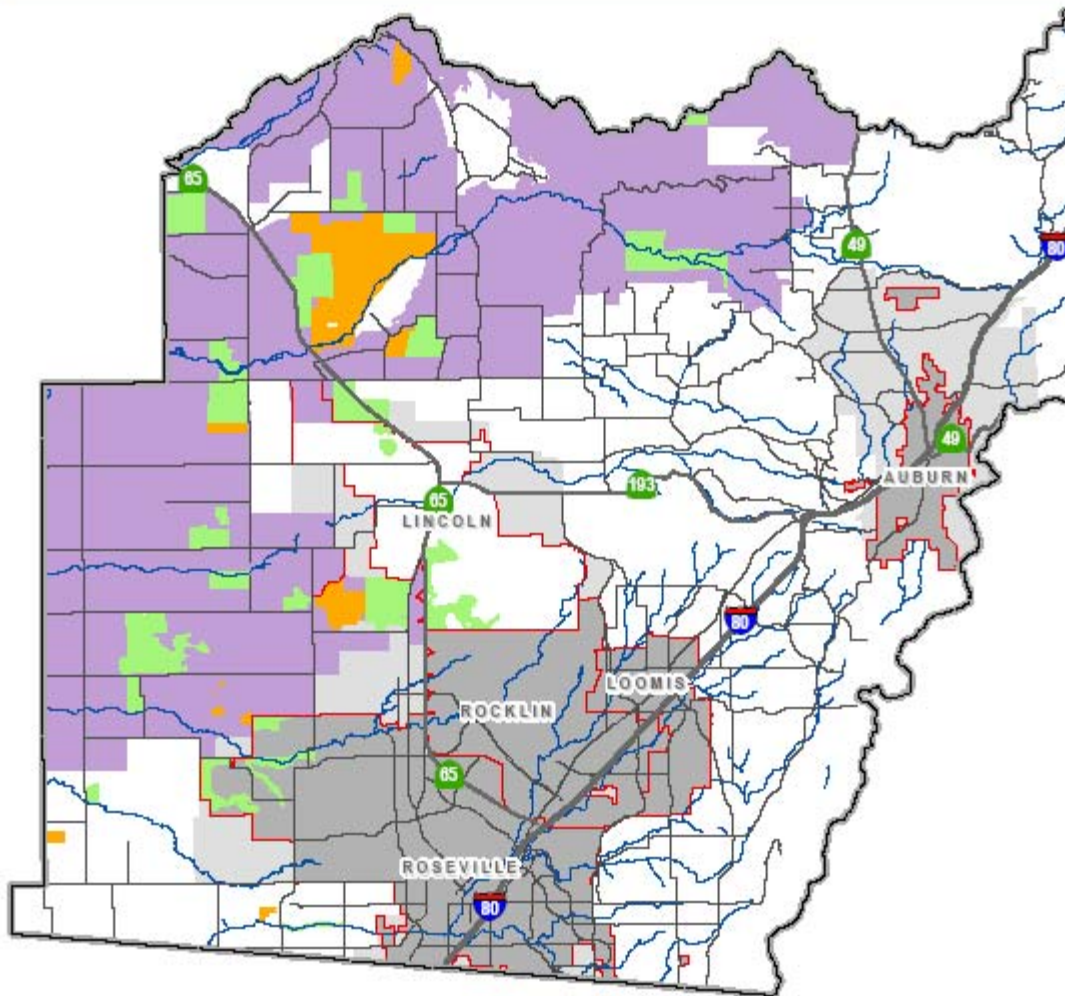
### **Ability to Obtain Comprehensive PCCP Permits**

The resource agencies have indicated that the reserve system identified in Alternative 4 is sufficiently designed and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

### **Local Land Use and Economic Objectives**

This alternative would not allow the proposed Placer Ranch Specific Plan or Brookfield projects to proceed. Portions of the Sunset Industrial Area are proposed for incorporation into the PCCP reserve. The City of Lincoln is not in favor of this alternative, as it restricts the City's stated land use objectives.

## ALTERNATIVE 4



### LEGEND

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| <span style="display: inline-block; width: 15px; height: 10px; background-color: green; border: 1px solid black;"></span> EXISTING                  | <span style="display: inline-block; width: 20px; border-bottom: 2px solid black;"></span> INTERSTATE       |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: orange; border: 1px solid black;"></span> POTENTIAL                | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> HIGHWAYS         |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: purple; border: 1px solid black;"></span> RESERVE ACQUISITION AREA | <span style="display: inline-block; width: 20px; border-bottom: 1px solid black;"></span> LANDMARK STREETS |
| <span style="display: inline-block; width: 15px; height: 10px; border: 2px solid black;"></span> COUNTY BOUNDARY                                    | <span style="display: inline-block; width: 20px; border-bottom: 1px solid blue;"></span> PERENNIAL         |
| <span style="display: inline-block; width: 15px; height: 10px; border: 1px solid red;"></span> CITY LIMITS  |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: grey; border: 1px solid black;"></span> NON-PARTICIPATING CITIES   |  |
| <span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; border: 1px solid black;"></span> SPHERE OF INFLUENCE   |  |



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## **RESERVE MAP ALTERNATIVE 5**

### **Intent and Purpose**

Alternative 5 was prepared by a number of individuals who are part of landowner/developer stakeholder subcommittee. This alternative accommodates the extent of urban growth shown in Alternative 1. It also identifies growth in the proposed Curry Creek Community Plan area and areas in the surrounding vicinity beyond the current Curry Creek planning boundary. This alternative accommodates growth to the north of Placer Ranch and the Brookfield project boundary. Lastly, Alternative 5 fully accommodates the growth proposed in the Lincoln Planning Area and expanded Sphere of Influence. The PCCP reserve system is concentrated in the land located west of the Lincoln Planning Area, in the Sheridan vicinity. In addition, this alternative proposes out-of-county mitigation by securing a large area in Sutter County along Coon Creek and the Bear River.

### **Basic Facts**

- Approximately 85,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 33 percent of the existing vernal pool resources in the Phase 1 area
- The resource agencies have expressed concerns over the conversion of rice habitat in Sutter County to restored/created vernal pool habitat and of the potential impacts to migratory waterfowl known to use this area.
- Planning Department staff at Sutter County has expressed concerns about extensive mitigation being proposed in Sutter County for Placer County project impacts.

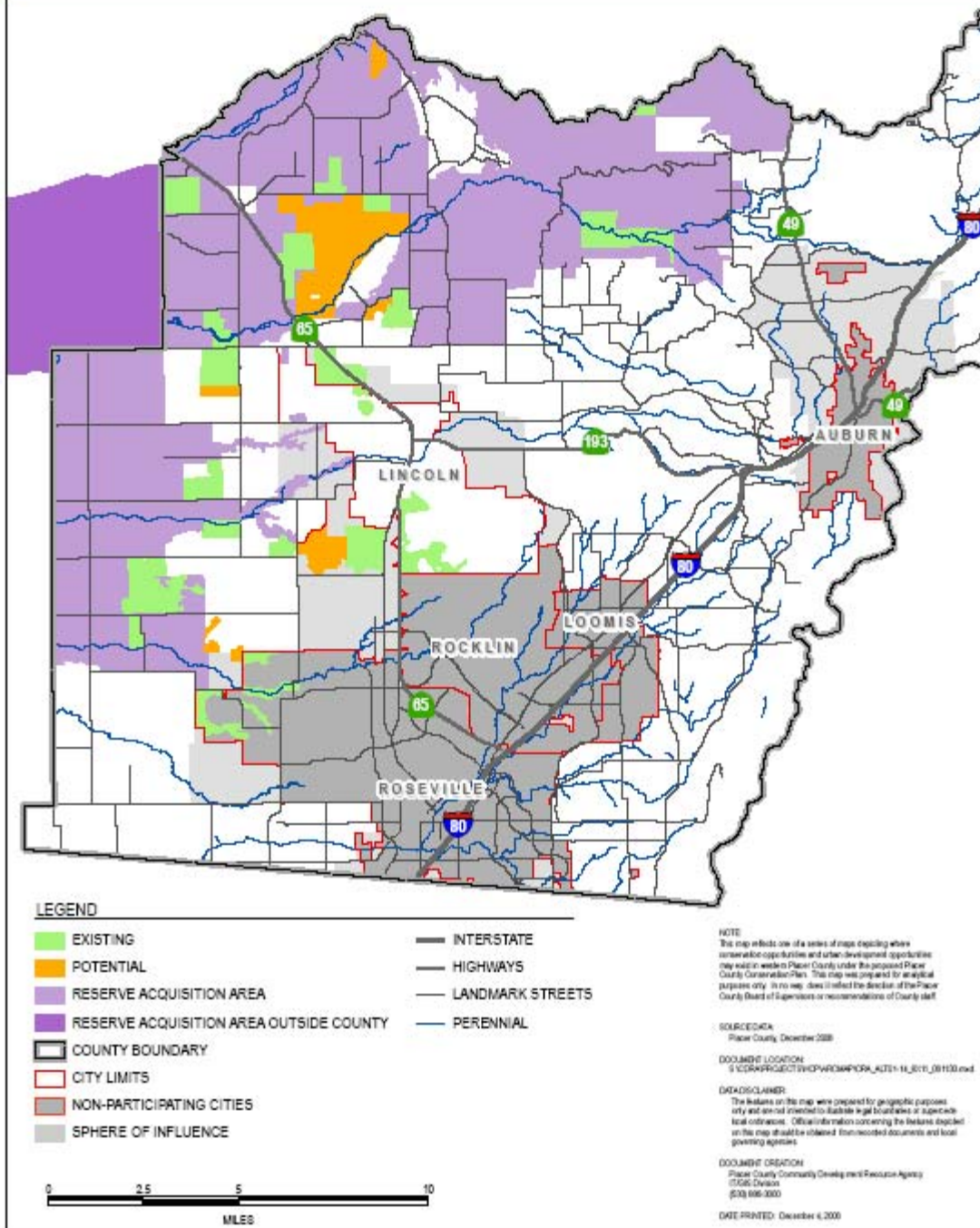
### **Ability to Obtain Comprehensive PCCP Permits**

The resource agencies have indicated that the reserve system identified in Alternative 5 does not preserve sufficient wetlands, including vernal pools, to achieve a “Least Environmentally Damaging Practicable Alternative” (LEDPA) determination under the federal Clean Water Act; thus, the full suite of environmental permits the County is seeking through the PCCP process could not likely be obtained with this alternative. The County may be able to obtain a HCP permit with this alternative. However, it would be unlikely to obtain a NCCP permit based on the low levels of resource protection proposed for several natural communities. For the reasons stated above, obtaining Clean Water Act permits would not be possible with this reserve design.

### **Local Land Use and Economic Objectives**

This alternative accommodates all of the proposed Specific Plan applications currently under consideration at the County, the entire Curry Creek Community Plan area, the complete Sunset Industrial Area, and additional land growth in southwest Placer. The City of Lincoln’s land use objectives are met with this alternative. However, this alternative proposes to incorporate a significant amount of land located within Sutter County into the PCCP reserve system and Sutter County staff have expressed concerned with this type of reserve design. This alternative severely decreases the amount of agricultural land remaining in the County due to the amount of vernal pool restoration/creation that would be required.

## ALTERNATIVE 5



## **RESERVE MAP ALTERNATIVE 6**

### **Intent and Purpose**

Staff prepared Alternative 6 with specific input from the resource agencies, including the delineation of the reserve boundary. This reserve system focuses on vernal pool resource preservation and on establishing continuity within the reserve areas. North of Phillip Road, the urban growth areas proposed in Alternative 6 are similar to those proposed in Alternative 4 although Alternative 6 accommodates full buildout of the existing Lincoln City Limits as well as buildout of the Sunset Industrial Area. The western half of Placer Ranch is proposed for incorporation into the reserve system. South of Phillip Road, this alternative accommodates full buildout of Regional University and urban growth in the eastern half of the proposed Curry Creek Community Plan area. The western one-third of the Placer Vineyards Specific Plan area and the western half of the Curry Creek Community Plan area are proposed for incorporation into the reserve system.

### **Basic Facts**

- Approximately 87,000 acres are available for incorporation into the PCCP reserve system.
- Preserves 73 percent of the existing vernal pool resources in the phase 1 area

### **Ability to Obtain Comprehensive PCCP Permits**

The resource agencies have indicated that the reserve system identified in Alternative 6 is a suitable reserve design and does preserve sufficient wetlands, including vernal pools, to achieve a LEDPA determination under the Federal Clean Water Act. Thus, the full suite of environmental permits the County is seeking through the PCCP process could potentially be obtained with this alternative.

### **Local Land Use and Economic Objectives**

While growth is accommodated in the Regional University Specific Plan and the Curry Creek Community Plan areas, this alternative limits growth in portions of the Placer Vineyards Specific Plan and completely removes urban growth in the Placer Ranch Specific Plan area and within the Brookfield project site. Some growth objectives of the City of Lincoln are accommodated in this reserve design.